

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** November 25, 2014

**Applicant:** Manuel Samperio, Morningside Architects LLP for Robert Seale, owner

**Property:** 1634 Columbia Street, lot 22, block 113, Houston Heights Subdivision. The property includes a Non-Contributing residence situated on a 4,224 square foot (32' x 132') interior lot.

**Significance:** Noncontributing contemporary residence, constructed circa 1996, located in the Houston Heights Historic District East.

**Proposal:** Alteration – Replace front second floor balcony and first floor stairs.

- Existing wood front stoop will be replaced with a brick stoop
- New second floor balcony will be extended by approximately 1'.
- Add a wood column to support the added depth of the balcony.

See enclosed application materials and detailed project description on p. 4-10 for further details.

**Public Comment:** Two supportive and one offering no objection. See attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval  
**Effective:** December 17, 2014



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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**APPROVAL CRITERIA****ALTERATIONS TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**

- ☒ ☐ ☐ (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- (2) For an addition to a noncontributing structure:
- ☐ ☐ ☒ (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
- ☐ ☐ ☒ (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- ☐ ☐ ☒ (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.



# PROPERTY LOCATION HSTON HEIGHTS HISTORIC DISTRICT EAST

## Building Classification

- Contributing
- Non-Contributing
- Park



1634 Columbia Street



**CURRENT PHOTO**



**WEST ELEVATION – FRONT FACING COLUMBIA STREET**

EXISTING



PROPOSED

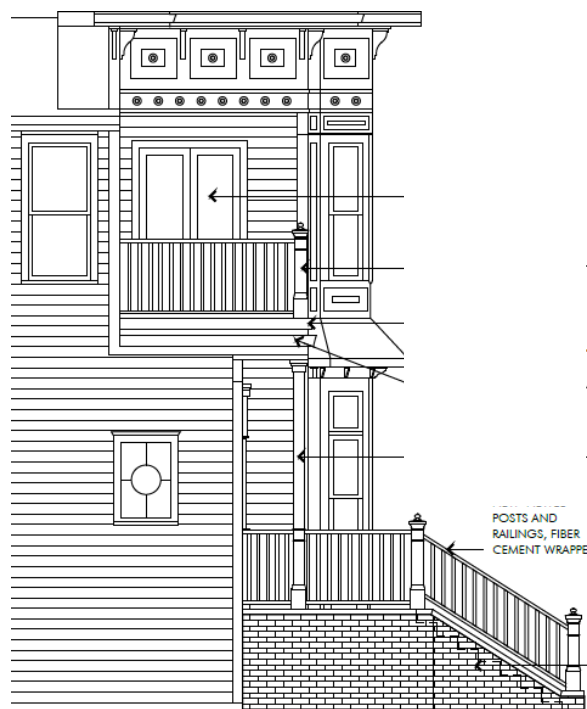


**NORTH SIDE ELEVATION**

**EXISTING**

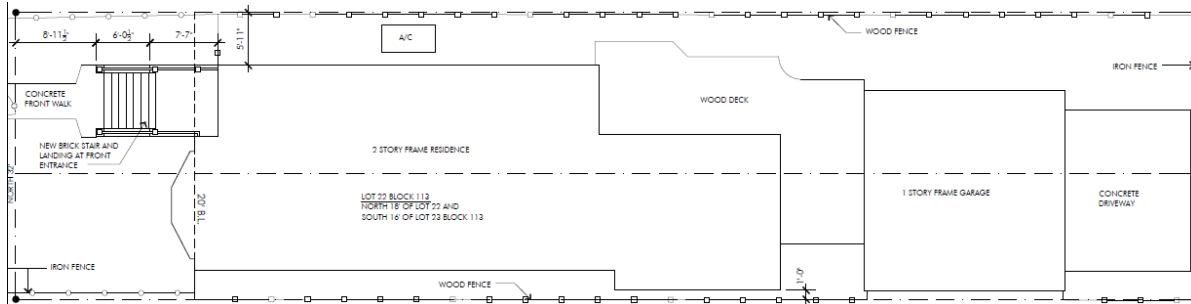


**PROPOSED**

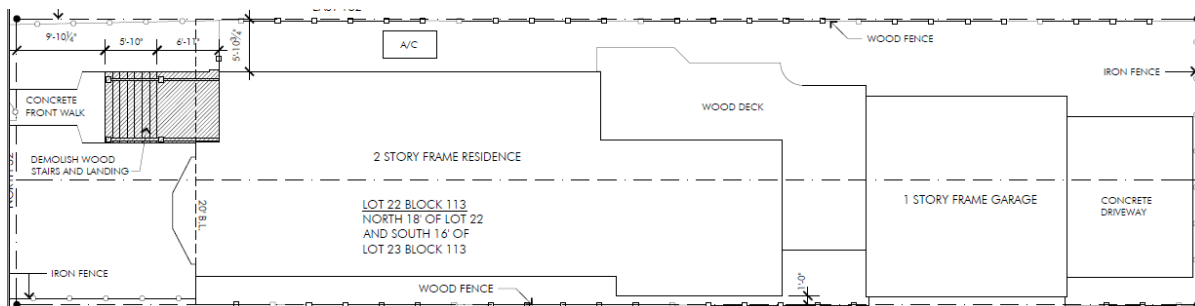




**SITE PLAN  
EXISTING**



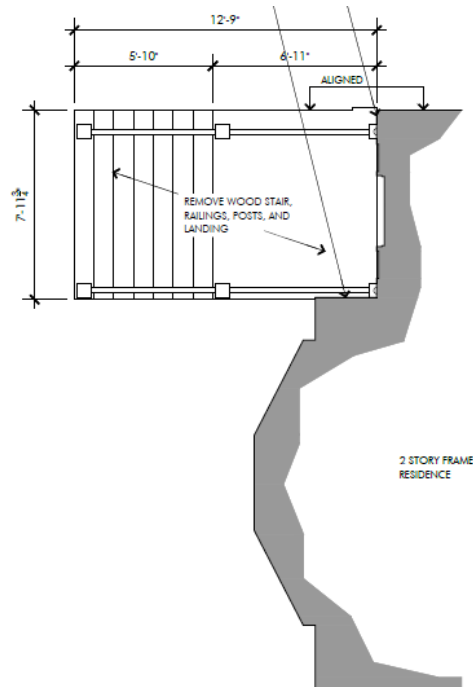
**PROPOSED**



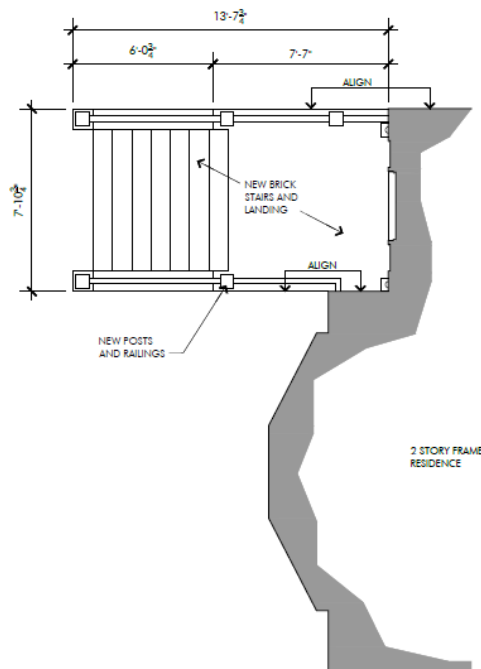


## FIRST FLOOR PORCH PLAN

### EXISTING



### PROPOSED

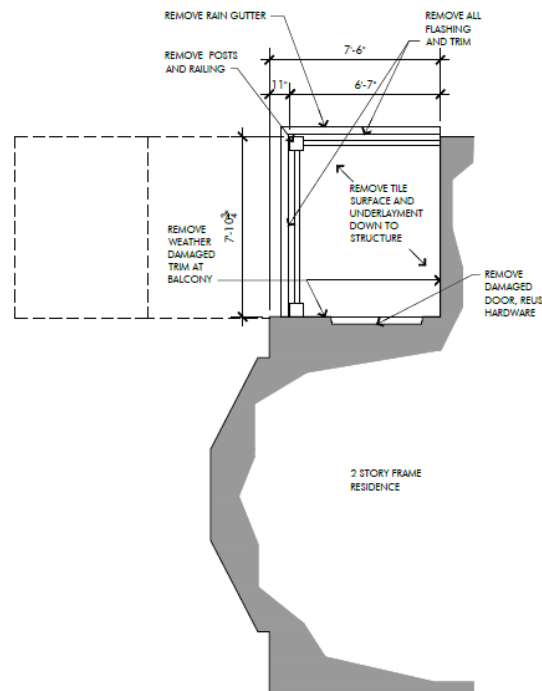




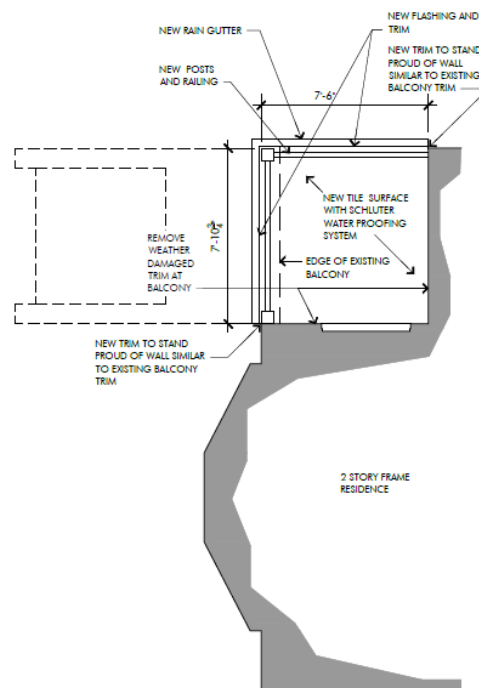


## SECOND FLOOR BALCONY PLAN

## EXISTING



## PROPOSED



### PROJECT DETAILS

**Front Elevation:** Replace the existing wood 12' 9" deep by 4' 2" tall front porch stoop with a 13' 7" deep by 4' 2" tall  
**(West)** brick stoop. Replace the existing wood newel and hand railings with new cementitious material.  
Extend the existing second floor balcony by 1' towards the front property line. The added balcony space will be supported by a new wood support column. The balcony's existing wood hand railings and posts will be replaced with matching cementitious material.

**ATTACHMENT A**  
**PUBLIC COMMENT**  
Kent Marsh

AGENDA ITEM #16 – 1634 Columbia – NO OBJECTION

The proposed re-construction of existing elements similar to original is compatible with other elements found on non-contributing structures in the district.

J. Kent Marsh, AICP CUD

1538 Arlington St., Houston Heights East Historic District

Brie Kelman

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**From:** Brie Kelmar  
**Sent:** Monday, December 15, 2014 8:10 PM  
**To:** PD - Historic Preservation; Kent Marsh  
**Subject:** December HAHC

Hi all,

Apologies; I did not get my feedback into Kent in time for this month's Heights East DRC Ad-hoc committee summary (was at a work meeting in the Galleria all last week). As such, I am sending in my comments individually now. Please let me know that they will be included in the HAHC documents. Thanks!

**Houston Heights East**

10. 1235 Columbia St, New Construction-Carport, *Resubmittal*

Support - However, this makes me very sad compared to their modest original proposal. The owners have been required to remove a tree and pave over critical yard space with driveway.

11. 1141 Arlington St, Alteration-Addition

Support.

16. 1634 Columbia St, Alteration-Porch

Support